

**ADOPTED
2003 EVALUATION AND APPRAISAL
REPORT FOR THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

MIAMI-DADE COUNTY, FLORIDA

Adopted
OCTOBER 28, 2003



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EVALUATION AND APPRAISAL REPORT

INTRODUCTION

The State of Florida's local government comprehensive planning law, Chapter 163, Part 2, Florida Statutes (F.S.), requires that all counties and municipalities throughout Florida maintain long-range comprehensive planning programs, and that comprehensive planning should be a continuous and ongoing process. As a part of this process, local governments are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities, and periodically prepare Evaluation and Appraisal Reports (EARs) addressing implementation of the comprehensive plan. The purpose of the EAR is to evaluate and assess the effectiveness, successes and failures of the local adopted comprehensive plan in accomplishing its adopted objectives, and to suggest changes or amendments needed to update the comprehensive plan including reformulated objectives, policies or standards. Moreover, the law provides that the EAR process shall be the principal process for updating local comprehensive plans to respond to changes in state, regional, and local policies on planning and growth management, and changing conditions and trends, to ensure effective intergovernmental coordination, and to identify major issues regarding the community's achievement of its goals.

As required by Section 163.3191 (2), F.S., the EAR must contain information addressing the following:

1. identification of major issues as identified by the local government with input from state agencies, regional agencies, adjacent local governments, and the public, and the potential social, economic, and environmental impacts;
2. location of existing development with respect to the location of development as anticipated in the plan as amended by the 1995 EAR; population growth and changes in land area, including annexation, and the extent of vacant and developable land;
3. effect on the comprehensive plan of changes to the state comprehensive plan, Chapter 163, Part 2, F.S.; Chapter 9J-5, Florida Administrative Code (FAC); and the applicable strategic regional policy plan, since the adoption of the 1995 EAR update amendments.
4. whether plan objectives within each element have been met, or achieved and with respect to major issues;
5. the extent to which unanticipated and unforeseen problems and opportunities occurred since the 1995 EAR and have resulted in problems or opportunities with respect to major issues and the social, economic, and environmental impacts of the issue;
6. identification of any actions or corrective measures, including whether plan amendments are anticipated, to address the major issues identified and analyzed in the EAR;

7. coordination of the comprehensive plan with existing public schools and those identified in the applicable educational facilities plan adopted pursuant to Chapter 1013.35, F.S.; assessment of the success or failure of the coordination of the future land use map and associated planned residential development with public schools, and joint decisionmaking processes between the local government and the school board toward establishing appropriate population projects, and the planning and siting of public school facilities;
8. consideration of the appropriate water management district's regional water supply plan, and revision of the potable water element to include a work plan covering at least a 10-year planning period for building any water supply facilities identified as necessary to serve existing and new development and for which the local government is responsible;
9. an evaluation of whether any reductions in land use density within the coastal high-hazard area impairs the property rights of current residents upon redevelopment, including that following a natural disaster;
10. the public involvement process used.

Chapter 163.3191, F.S. further specifies the procedures and criteria for the preparation, transmittal, adoption, and sufficiency review of local government EARs and EAR-based comprehensive plan amendments. Miami-Dade County's adopted EAR must be transmitted to the Florida Department of Community Affairs (DCA) for its sufficiency review by November 1, 2003, as required by DCA's schedule.

Miami-Dade County is among the first group of local governments required to prepare and adopt an EAR with new requirements instituted since the first round of EARs was completed. The scope and contents of the Proposed EAR reflect the Department of Planning and Zoning's best interpretation of the major issues to be addressed and the scope of work contained in the Letter of Understanding addressing the Miami-Dade County EAR between DCA and Miami-Dade County, as well as Florida Statutes, Administrative Rules, and other guidance documents issued by DCA.

Organization and Format of the EAR

The proposed 2003 Evaluation and Appraisal Report (EAR) addressing the Miami-Dade County Comprehensive Development Master Plan (CDMP) is organized into one bound report and subdivided into four Chapters as follows.

- Chapter 1 – Evaluation of Major CDMP Issues
- Chapter 2 – Assessment of the CDMP Elements
- Chapter 3 – Assessment of Special Topics
- Chapter 4 –Conclusions and Proposed Revisions

Chapter 1 evaluates the five major identified issues as agreed upon by Miami-Dade County and DCA. Chapter 2 evaluates each of the ten adopted Elements of the CDMP, from the Land Use Element through the Educational Element. Four additional requirements of Chapter 163.3191,

F.S., which are not reflected in the major issues, are contained in Chapter 3, titled Assessment of Special Topics. Finally, Chapter 4 of the document summarizes all conclusions and proposed revisions to the CDMP whether the revision originated from a major issue, an evaluation of the CDMP elements, or an evaluation of an additional requirement.

Pages in each of the Chapters are numbered first with the Chapter reference number and then the appropriate page number for that Chapter. Similarly, all figure and table numbering begin with the Chapter reference number followed by the Element and Subelement reference number. This should aid in the public review process as commentators may refer to page, table or figure numbers.

EAR Review and Adoption Process

As provided in Section 2-116 of the Code of Metropolitan Dade County, the Department of Planning and Zoning must prepare the proposed EAR and submit it to the Planning Advisory Board (PAB) acting as the County's Local Planning Agency in June 2003. The LPA will conduct at least one public hearing on the proposed EAR in July 2003, and finalize and submit a recommended EAR to the Board of County Commissioners no later than August 22, 2003. Concurrently, a copy of the PAB-recommended EAR will also be transmitted to the DCA for its information. The Board of County Commissioners will conduct a public hearing on the recommended EAR before taking action to adopt the EAR or adopt it with changes on October 22, 2003. The adopted EAR will be submitted to the DCA by November 1, 2003.

Schedule for Adopting EAR-Based CDMP Amendments

State law provides for the comprehensive plan to be amended consistent with the findings and recommendations contained in the adopted EAR. The County will use its standard October 2003-2004 CDMP amendment cycle process to propose, refine and conduct public hearings to consider the adoption of EAR-based amendments to the CDMP. EAR-based plan amendment applications will be filed during the October 2003 amendment cycle and follow the schedule listed below. Chapter 163, Part 2, F.S. requires EAR-based plan amendments to be adopted within eighteen months after the EAR is determined to be sufficient by DCA.

<u>ACTIVITY</u>	<u>DATE</u>
EAR Adoption	October 22, 2003
Staff filing of October EAR-Based Plan Amendment Applications	February, 2004
Community Council Public Hearings	March 2004
Local Planning Agency Transmittal Public Hearing	April 2004
Board of County Commissioners Transmittal Public Hearing	May 2004
Transmittal of EAR-Based Amendments to State Agencies for Comments	June 2004
DCA to issue Objections, Recommendations and Comments (ORC) Report	August 2004
Local Planning Agency Public Hearing and Final Recommendations	September 2004
Board of County Commissioners Public Hearing and Final Action on EAR-Based Amendments	October 2004

Legislative Intent of Report

Notwithstanding anything to the contrary contained herein, all changes that can only be approved or implemented after public hearings are merely recommendations that the matters be considered for adoption by the Board of County Commissioners. This report is not intended to pre-judge the outcome of any future hearings. The authority and duty of the Board of County Commissioners and other county agencies to act only after considering all matters presented at public hearing is expressly recognized and preserved

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